

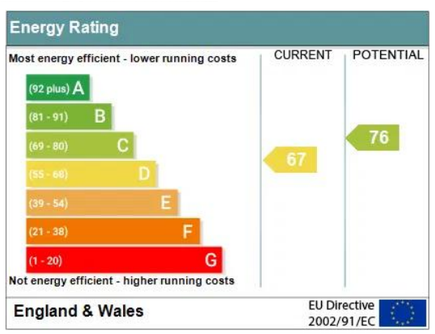












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Flat 7 Haldon Court, Cauleston Close, Exmouth, EX8 3LX

GUIDE PRICE
£189,950
TENURE Leasehold



A Purpose Built Ground Floor Flat Located At The Head Of A Favoured Cul De Sac With Its Own Gardens And Off Road Parking Space.

Gas Central Heating * Double Glazed Windows * Lounge/Dining Room * Kitchen/Breakfast Room * Two Double Bedrooms * Shower Room/WC * No Ongoing Chain

rightmove

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE: Private front door to:

RECEPTION HALL: Radiator; linen cupboard; coats cupboard; doors giving access to all rooms.

LOUNGE/DINING ROOM: 4.98m x 3.48m (16'4" x 11'5") A dual aspect room with double glazed windows to side and front aspects; television point; radiator; fitted gas fire housed in fire surround with display areas and tiled hearth.

KITCHEN/BREAKFAST ROOM: 3.45m x 3.05m (11'4" x 10'0") Fitted with a range of oak fronted kitchen units; matching wall mounted cupboards incorporating two glass fronted display cabinets; patterned work surface with inset four ring gas hob with extractor hood over; built in oven; stainless steel single drainer sink unit; fitted cupboards and shelved larder style cupboard also housing Ideal gas combination boiler for hot water and central heating; radiator; double glazed window to side and rear aspects; opening to:

UTILITY PORCH: 1.7m x 1.52m (5'7" x 5'0") A useful area with plumbing for automatic washing machine; radiator; tiled floor; double glazed windows and door giving access to outside.

BEDROOM ONE: 3.81m x 3.15m (12'6" x 10'4") Radiator; double glazed window to front aspect; wall recess ideal fro fitted cupboard.

BEDROOM TWO: 3.23m x 2.72m (10'7" x 8'11") A double bedroom with radiator; double glazed window to rear aspect.

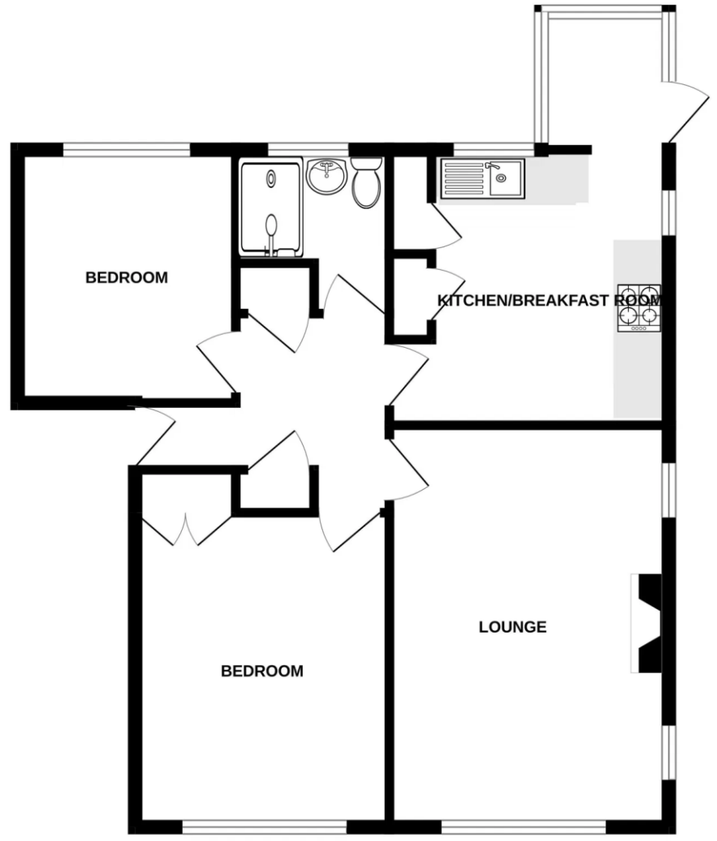
SHOWER ROOM/WC: 2.24m x 1.93m (7'4" x 6'4") Over sized shower tray with shower splash screen; shower unit; pedestal wash hand basin; WC with push button flush; tiled walls and flooring; heated towel rail; shaver socket; fitted mirror with light over; medicine cabinet; double glazed window with patterned glass.

OUTSIDE: To the front of the property there is a lawned garden edged with decorative stones; OFF ROAD PARKING SPACE; wooden side gate gives access to side area of garden comprising of decorative stone areas and patio which in turn leads to the rear garden which is fully enclosed comprising of a patio sun terrace ideal for outside entertaining; decorative stone garden areas and outside cold water tap.

TENURE: The flat is Leasehold and has a one eighth share of the Freehold. Service Charge is £300.00 every six months includes buildings insurance.

FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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